



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1208, 625 Glenbow Drive
Cochrane, Alberta**

MLS # A2256024



\$268,900

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Flat, Membrane	Condo Fee:	\$ 321
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: Pull out couch, coffee table, TV & console, 2 bar stools, bed, dressers in den

This extremely well-maintained, ***ALL FURNITURE INCLUDED*** condo is the perfect blend of style, location, and value. Featuring 1 bedroom plus a spacious den (large enough to be used as a **SECOND BEDROOM**), this home offers flexible living for guests, a home office, or extra space to grow. The unit truly shows like new, with fresh paint, updated trim and baseboards, new flooring and carpet, and modern soft-close cabinets and drawers. Every detail has been thoughtfully upgraded to create a clean, bright, and welcoming feel. Unlike many others in the complex, this unit offers fantastic views, making your living space feel even more open and inviting. The location can't be beat - just steps from shops, restaurants, coffee, fitness, and all the amenities you need. Park the car (in your spacious end parking stall) and enjoy the ease of walking everywhere! In addition, you'll love the peace of mind that comes with a very well-managed building and low condo fees, making this an affordable and worry-free option. Whether you're a first-time buyer, downsizer, or investor, this condo is a rare find that checks all the boxes. Don't miss your chance to call it home! ***Furniture included with unit - pull out couch, coffee table, TV & console, 2 bar stools, bed, dressers in den***